



CITY OF MESA, ARIZONA
ENGINEERING DEPARTMENT

REQUEST FOR QUALIFICATIONS

THE GRID MIXED USE PROJECT
SITE IMPROVEMENTS

CONSTRUCTION MANAGER AT RISK

CITY OF MESA PROJECT No. M99-2019-012

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REQUEST FOR QUALIFICATIONS

THE GRID MIXED USE PROJECT SITE IMPROVEMENTS

CONSTRUCTION MANAGER AT RISK PROJECT NO. M99-2019-012

The City of Mesa, on behalf of Palladium GRID, LLC, ("Developer"), is seeking a qualified Construction Manager at Risk (CM@Risk) to provide Pre-Construction Services assistance and complete Construction Services as the CM@Risk for the site improvement portion of work associated with the GRID Mixed Use Project.

NOTE: This Project is not a City of Mesa Capital Improvement Project. It is a development project being offered through the public selection process as administered by the City of Mesa in order to qualify for the financing of public infrastructure. Procurement procedures will follow A.R.S. Title 34-603. The selected CM@R will execute 1) a pre-construction services contract and 2) construction services contract with Palladium GRID, LLC AND NOT THE CITY OF MESA.

SECTION I – PROJECT DESCRIPTION

Palladium GRID, LLC, an Arizona limited liability company, is the Owner and Developer of The GRID Mixed Use Project, located at the southwest corner of Main Street and S. Pomeroy Street, in Downtown Mesa. The property includes the surface parking lot fronting on Main Street and the existing Pomeroy Parking Garage on Pomeroy Street, ("the Property or The GRID"). The GRID Project is a private development mixed use project which includes: 1) approximately 12,000 SF of Retail Space, 2) approximately 12,000 SF of Creative Office Space, 3) 75 Micro Units, 4) 196 Market Rate Units and 5) 15 Rowhomes, and associated site improvements.

The preliminary scope of work for the site improvements consists of the following:

1. Pomeroy Parking Garage
Upgrade lighting to LED's, add elevator access, replacing existing stairwells with secure access points, paint the interior of the garage, and other miscellaneous improvements.
2. Streetscape
Install public utilities (water, gas, electric, etc.), decorative pavers, sidewalks, decorative street lights, trees with lighting and irrigation in structured earth, and adding street furnishings and other miscellaneous work.
3. Gateway Park
Renovate the existing park.
4. City Court Security Measures
Provide screening and a canopy for security purposes.
5. Mid-Block Pedestrian Passage
Install walkway lighting, provide neon lighting and/or graphics, pavement/concrete surface color or texture, bike stations, benches or other furnishings and other miscellaneous improvements.

The Developer may include other associated miscellaneous improvements on the project as needed.

The construction cost is estimated to be between \$2,500,000 and \$4,500,000. The Developer anticipates completing construction by September 2020.

The Developer has entered into a professional services contract with Architectural Resource Team to design these improvements. Exhibits of the proposed improvements can be found at <https://www.mesaaz.gov/business/engineering/construction-manager-at-risk-and-job-order-contracting-opportunities> under the RFQ posting for the Project. The CM@Risk shall work closely with and be an integral part of this project team during the design and construction phases of the project.

SECTION II – SCOPE OF WORK

It is anticipated that the Construction Manager at Risk shall participate in Pre-Construction Services and Construction Services for this project.

A. Pre-Construction Services by the CM@Risk may include, but not be limited to the following:

- Lead project planning and scheduling for both the design and construction phases;
- Provide for construction phasing and scheduling;
- Provide alternative systems evaluation and constructability studies;
- Advise the Developer of ways to gain efficiencies in project delivery and reduce overall delivery time;
- Provide long-lead procurement studies and initiate procurement of long-lead items;
- Participate in partnering sessions with the project team;
- Participate in regular scheduled project coordination meetings;
- Participate in constructability reviews at various levels of design;
- Provide value engineering;
- Provide detailed cost estimating and knowledge of marketplace conditions;
- Develop and maintain the project cost model;
- Concur with plans and specifications prior to construction;
- Submit a Guaranteed Maximum Price (GMP) for Developer review and negotiation;
- Coordinate urban area improvements with the Developers adjacent to the project.

B. Construction Services by the CM@Risk may include, but not be limited to the following:

- Serve as the general contractor during construction;
- Coordinate with various utilities;
- Arrange for procurement of materials and equipment;
- Schedule and manage site operations;
- Provide quality controls;
- Bond and insure the construction;
- Comply with all federal, state and local permitting requirements; and
- Maintain a safe work site for all project participants;
- Provide commissioning and closeout services, if applicable

SECTION III – PRE-SUBMITTAL CONFERENCE - NOT USED

SECTION IV – STATEMENT OF QUALIFICATIONS EVALUATION CRITERIA

The CM@Risk will be selected through a qualifications-based selection process. Contractors interested in providing CM@Risk services shall submit a Statement of Qualifications (SOQ) that addresses the following:

A. General information. (20 points)

1. Provide a general description of the company and/or team that is proposing to provide the CM@Risk services, including the legal organization of the proposed company or team. Provide an organization chart showing key personnel. For each key person, provide the following information:
 - a. Percentage of time to be committed to each phase of the project

- b. Length of time with the company
2. Provide the following information about the proposed company/team:
- a. List the Arizona professional and Arizona contractor licenses held by the company/team and the key personnel who will be assigned to this project. Provide the Contractor's license number and explain if held by an individual or the company.
 - b. Identify any contract or subcontract held by the company or officers of the company, which has been terminated within the last five years. Identify any claims (public or private, including 3rd party claims) arising from a contract, which resulted in litigation or arbitration within the last five years. Briefly describe the circumstances and the outcomes.
 - c. Describe the Company's bonding capacity. Include as an appendix a letter from an A- or better rated surety company that substantiates the company's/team's stated bonding capacity. (Said letter included in the appendix will not count towards the maximum page limit of the SOQ.)
 - d. Describe your subcontractor selection process. (Note: Subcontractor selection plans may be based on qualifications alone or on a combination of qualifications and price but shall not be based on price alone.)

B. Experience and qualifications of the company/team and key personnel. (40 points)

1. Provide a list of projects of comparable character, size, budget and complexity on which the company/team served as either the CM@Risk or General Contractor. For each reference project, provide the following information:
 - a. Description of the project, including project name and location
 - b. Project owner
 - c. Role of the company (specify whether CM@Risk or General Contractor) and percent of work self-performed. List any services provided during Pre-Construction Services (e.g., cost estimating, scheduling, constructability reviews, etc.)
 - d. Role of each key team member who worked on the reference project and the percentage of time spent on said project
 - e. Project's original contracted construction cost and final construction cost. Explain the difference
 - f. Construction dates
 - g. Reference information (two contacts, including roles on the projects, current telephone numbers, and correct email addresses, per project)
2. Overall evaluation of the firm/team and its perceived ability to provide the required services will be considered along with the evaluators' perception of the clarity, completeness, and presentation of the Statement of Qualifications. This is to be determined by the selection panel members. No submittal response is required for this item. Information obtained from the Statement of Qualifications and from any other reliable source may be used in the evaluation and selection process.

C. Understanding of the project and approach to performing the required services. (30 points)

Discuss the major issues your team has identified on this project and how your firm/team intends to address those issues. Identify any technical innovations that may be incorporated and/or innovative approaches that will be used in executing the work. Also, discuss the particular expertise your firm/team offers and how you propose to use that expertise to benefit the Developer to add value to the project.

D. Current workload and the ability of project team to start immediately. (10 points)

Provide a table or list that summarizes the current major assignments of all key team members, percentage of time committed to each assignment, anticipated end date of major assignments, and percentage of time to be committed to this project. Also include a statement as to when the team

would be available to start work on this project. Firms that demonstrate their ability to start immediately and to effectively manage this project, in addition to their current workload, may be awarded up to ten (10) points for this sub-category.

SECTION V – SUBMITTAL REQUIREMENTS

The Statement of Qualifications shall include a one-page cover letter, plus a maximum of **eight (8)** pages to address the SOQ evaluation criteria (*excluding* resumes but *including* an organization chart with key personnel and their affiliation). Resumes for each team member shall be limited to a maximum length of two pages and should be attached as an appendix to the SOQ. Minimum font size shall be 10pt. Please provide **eight (8) hard copies and one (1) electronic copy (CD or USB drive) of the Statement of Qualifications by 2:00 PM, December 4, 2019**. The City reserves the right to accept or reject any and all Statements of Qualifications. The City is an equal opportunity employer.

Delivered or hand-carried submittals must be delivered to the Engineering Department reception area on the fifth floor of Mesa City Plaza Building in a sealed package. On the submittal package, please display: firm name, project number, and/or project title.

All submittals should be sent or delivered to:

**CITY OF MESA
ENGINEERING DEPARTMENT
Stephanie Gishey
Fifth Floor - Suite 500
City Plaza Building
20 East Main Street
Mesa, Arizona 85201**

If a company wishes to submit a company brochure, this can be done under separate cover. The brochure will not be used in the selection process and may be retained in the City files.

Please be advised that failure to comply with the following criteria may be grounds for *disqualification*:

- Receipt of submittal by the specified deadline; please allow enough time to check in at the City Plaza security desk
- Receipt of the number of copies specified
- Adherence to maximum page requirement
- Delivery of submittal to the correct location
- Delivery in a sealed package with the project name and number for which your firm is submitting clearly labeled
- Providing a signed copy of addenda, if any, in response to this RFQ. It will be the interested firm's responsibility to check the website (see link below) for any updates, including addenda.

<http://www.mesaaz.gov/business/engineering/construction-manager-at-risk-and-job-order-contracting-opportunities>

Adherence to the maximum page criterion is critical; each page side (maximum 8 1/2" x 11") with criteria information will be counted. Pages that have project photos, charts, and graphs will be counted towards the maximum number of pages. Table of Contents pages and tabbed divider pages will not be counted if they do not contain submittal information.

SECTION VI – SELECTION PROCESS AND SCHEDULE

A Selection Committee will evaluate each SOQ in accordance with the criteria set forth in Section V above. References may be a factor in determining the final rank-ordered list; ensure the references provided are accurate. The Selection Committee will produce a rank-ordered list of the submitting firms and interviews may or may not be conducted as part of the selection process.

Interviews will not be held. The Developer will enter into negotiations with the top ranked firm and execute a contract upon completion of negotiations. If the Developer is unsuccessful in negotiating a contract with the top ranked team, the Developer may then negotiate with the next lower ranked team until a contract is executed. The Developer may decide to terminate the selection process at any time.

The following tentative schedule has been prepared for this project:

| | |
|----------------------|------------------------------------|
| SOQ's Due | December 4, 2019 at 2:00 PM |
| Shortlist Interviews | N/A |

By submitting an SOQ, the respondent certifies that he/she has reviewed the Developer's standard contracts, including insurance requirements and, if selected, will execute the Developer's required contract without modification or exceptions.

SECTION VII – GENERAL INFORMATION

RFQ Lists. This CM@Risk Request for Qualifications will be listed on the City web site. The address is <http://www.mesaaz.gov/business/engineering/construction-manager-at-risk-and-job-order-contracting-opportunities>

Compliance with Arizona Revised Statutes (ARS). Procurement of professional services by a municipality within the State of Arizona is governed by ARS Title 34. By submitting an SOQ under this solicitation, the submitter certifies that said submittal and their conduct in relation to this solicitation is in compliance with the requirements of ARS Title 34.

Instructions. The Developer or City shall not be held responsible for any oral instructions. Any changes to this Request for Qualifications will be in the form of an addendum. Firms are to check the City website to see whether any addenda have been posted.

<http://mesaaz.gov/business/engineering/construction-manager-at-risk-and-job-order-contracting-opportunities>

City and Developer Rights. The City and Developer reserves the right to reject any or all Statements of Qualifications, to waive any informality or irregularity in any Statement of Qualifications received, and to be the sole judge of the merits of the respective Statements of Qualifications received. No binding contract will exist between the submitter and the Developer until the Developer executes a written contract.

Protest Policy: Refer to Developer Protest Policy: Procurement Rules at <http://www.mesaaz.gov/home/showdocument?id=8712>, Article 6. Protests, Appeals, Debarments, Confidential Information, and Contract Disputes.

Contact with City and Developer Employees. All firms interested in this project (including the firm's employees, representatives, agents, lobbyists, attorneys, and subconsultants) will refrain, under penalty of disqualification, from direct or indirect contact for the purpose of influencing the selection or creating bias in the selection process with any person who may play a part in the selection process. This policy is intended to create a level playing field for all potential firms, assure that contract decisions are made in public and to protect the integrity of the selection process. All contact on this selection process should be addressed to the authorized representative identified below.

Questions. Questions pertaining to the Construction Manager at Risk selection process or contract issues should be directed to Stephanie Gishey of the Engineering Department at stephanie.gishey@mesaaz.gov.